



City of Nashua
Planning Department
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September 23, 2010

AGENDA

To: NCPB Members

From: Planning Staff

Re: Meeting October 7, 2010

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7.00 p.m. in the City Hall Auditorium, 3rd floor, 229 Main Street. The Planning Staff will be available at 6:30 p.m. to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – September 9, 2010
- D. Communications
- E. Report of Chairman, & Committee, & Liaison
- F. Executive Session

NEW BUSINESS

- 1. Revision to NCPB By-Laws

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

None

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

- 2. Home Health and Hospice Care and Lee B. Whittemore Sr. (Owners) Lamprey Health Care (Applicant) - Application and acceptance of proposed conditional use permit to allow a change of use from office to medical clinic and permit construction a 2 story addition. Property is located at 22 Prospect Street and 19 Harbor Avenue. Sheet 3 - Lots 3 & 46. Zoned "RC" - Urban Residence. Ward 4

NEW BUSINESS - SUBDIVISION PLANS

3. Albert W. Terrell Revocable Trust (Owner) - Application and acceptance of proposed subdivision to create a non-buildable conservation lot. Property is located at 35 Groton Rd. Sheet D - Lot 23. Zoned "R40" - Suburban Residence. Ward 5.

NEW BUSINESS – SITE PLANS

4. Home Health and Hospice Care and Lee B. Whittemore Sr. (Owners) Lamprey Health Care (Applicant) - Application and acceptance of proposed amendment to Site Plan #NR 1675 to permit a change of use from office to medical clinic and to allow construction of a 2 story addition. Property is located at 22 Prospect Street and 19 Harbor Avenue. Sheet 30 - Lots 3 & 46. Zoned "RC" - Urban Residence. Ward 4
5. Bellavance Beverage Co., Inc. (Owner) Laura Smith (Applicant) - Application and acceptance of proposed amendment to Site Plan #NR1158 to permit a change of use from a warehouse to an indoor skate park. Property is located at 22 Charron Avenue. Sheet E - Lot 1340. Zoned "AI" - Airport Industrial. Ward 1.
6. NH B II LLC (Owner) ABCO Welding & Industrial Supply, Inc. (Applicant) - Application and acceptance of proposed amendment to NR856 to show site improvements associated with a new warehouse use for storage of gases. Property is located at 472 Amherst Street, Sheet H - Lot 136. Zoned "AI" - Airport Industrial, Ward 2
7. Nashua Investors Limited Partnership (Owner) - Application and acceptance of proposed amendment to Site Plan #NR280 to permit the demolition of six buildings containing 30 residential units and to allow the reconstruction of 4 buildings containing 72 residential units with associated site improvements. Property is located at 105 Spit Brook Road. Sheet A - Lot 684. Zoned "RC" - Urban Residence. Ward 8.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Appointment of new member, Robert Canaway to the Planning Board Capital Improvement Committee for a 2 year term to expire, August 1, 2012.
3. Adoption of the "2011 Meeting and Deadlines Dates" for the Nashua City Planning Board.
4. Referral from the Board of Alderman on proposed O-10-33, regarding the approval of traffic control devices in site plan approvals.
5. Referral from the Board of Alderman on proposed O-10-35, amending the requirements for performance guarantees under land use approvals.

DISCUSSION ITEMS

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

October 21, 2010

ADJOURN

WORKSHOP

None

ACCOMMODATIONS FOR THE SENSORY IMPAIRED

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**

CONDUCT AT PLANNING BOARD MEETING

When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair